

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

72 Seal Rock Road, Buxton Vic 3711

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$430,000

#### Median sale price

Median price

House

Unit

Suburb or locality

Buxton

Period - From

to

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Cameron CI BUXTON 3711	\$385,000	17/12/2014
2	12 Glendale La TAGGERTY 3714	\$355,000	17/12/2016
3	90 Maryton La MARYSVILLE 3779	\$305,000	24/05/2017

OR

- B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



Rooms:

Property Type: House

Land Size: 21975 sqm approx

Agent Comments



## Comparable Properties



10 Cameron CI BUXTON 3711 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 17/12/2014

Rooms: -

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 17402 sqm approx



12 Glendale La TAGGERTY 3714 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 17/12/2016

Rooms: 1

Property Type: Land (Rur)

Land Size: 89920 sqm approx



90 Maryton La MARYSVILLE 3779 (VG)

Agent Comments



Price: \$305,000

Method: Sale

Date: 24/05/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 102315 sqm approx